

Garcia, Nestor

From: Bruce Howe [bruceh@hmcmtg.com]
Sent: Tuesday, February 05, 2008 12:33 PM
To: Marshall, Barbara; Dela Cruz, Donovan M; Kobayashi, Ann H.; Garcia, Nestor; Djou, Charles; Apo, Todd K; Okino, Gary; Tam, Rod; Cachola, Romy
Subject: Bill 90 2

Ladies and Gentlemen:

I am a member of the Legislative Action Committee of the Community Association Institute, Hawaii Chapter and have been active in the condominium and community association industry here for over 15 years. While this bill may at first seem like a good way to instill more accountability in each owner's use of one of our most precious resources, it will prove impossible to comply with both physically and fiscally for those directly affected by it.

Buildings are constructed with a plumbing plan intended to satisfy the needs as designed. To alter this in a high rise building would require a monumental project demolishing concrete to access pipes and totally rebalancing the system to counter the interruptions caused by the insertion of meters where they were not meant to go. There would be significant structural damage and many buildings would not be able to make the changes due to the building code. Even if it were physically and legally possible to add the meters, the cost would bankrupt most high rise condos. The problem would double for the majority, which have central water heating, so that two meters would be required.

Even most townhomes would have a difficult time complying. While the physical problems would be significantly less, the cost would still be excessive unless the project was somehow subsidized by the City and County. In fact, most of the townhomes we manage keep a close watch on the water bills for the blocks of apartments served by each meter and take proactive steps to deal with any excessive use because everyone else subsidizes the over-users.

Please consider the enormous negative impact your proposed legislation will have on a large portion of your community and do not pass this bill. I will welcome the opportunity to discuss this with any of you who need further clarification.

Thank you for your consideration,

Bruce Howe

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